LBM VALUERS & ENGINEERS

Longani H. H.

Govt. Registered Valuer
Valuer Reg No. IBBI/RV/04/2019/11329
M. No. IIV-RVO/OM/52/2018
Income Tax Regd. No. 722/06-07
Chartered Engineer - M-138772-8

Reference No. HHL/6232/12-25/AG

Date: 04.12.2025

To,
The Manager,
Canara Bank,
Branch: Karad.

SUMMARY VALUATION REPORT

SR.	PARTICULARS	DETAILS / INFORMATION
1.	Name of Owner	**MRS. VIDYA HANUMANT CHORAGE**
2.	Address OF Property	Gat No: 192/1/2/7/8/9/13 (Old Gat No: 192/1+2+7+8+9/13), Fifth Floor Flat No: 34, Situated At. Prestige Point, Agashivnagar, Karad – Dhebewadi Road, At post Malkapur, Tal. Karad, Dist. Satara. 415539
3.	Person Accompanied for visit Name / Contact No	Mrs. Vidya Chorage Mob. No. 7775922600
4.	Work Referred by Name / Contact No	Canara Bank, Karad Branch.
5.	Fair Market Value	**RS. 21,15,000.00**
6.	Realizable Value	Rs. 19,04,000.00
7.	Distress Value	Rs. 16,92,000.00
8.	Govt. Guideline Value	Rs. 17,55,000.00

As per request of Bank / Client / Borrower, valuation report is enclosed, If you have any query, questions, explanation regarding valuation report or our findings the clear the same within 15 days.
Later then so, it is Accepted and Convinced to you.
Report Contains 1 + 18 Pages (Including Photograph)
Kindly acknowledge the receipt

Thanking you

HARBANSLAL HARIKISAN LONGANI

Digitally signed by HARBANSLAL HARIKISAN LONGANI
Date: 2025.12.17 16:13:22 +05'30'

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Business Address :
Karan Court, Second Floor, Office No. 208, Old Dist. Court Lane,
Patwardhan Chowk, Ahmednagar - 414 001.

Email : hhlvaluer@yahoo.com I akshay.valuers@gmail.com
Web : lbmvaluersandengineers.in
Tel No.: 0241 - 7960126 Mob.: 8446464624, 9767950860

VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

(To be filled in by the Approved Valuer)

PART A

I	**GENERAL**		
1.	Purpose for which the valuation is made		Assessment fair market Value for NPA Recovery Purpose.
2.	a)	Date of Inspection	03.12.2025
	b)	Date on which the valuation is Made	04.12.2025
3.	Documents Produced for Perusal for the Valuation by the concern bank authority. Valuation is made on the basis of the documents provided. 1. Search Report, Dated: 20/12/2023 2. Sale Deed No: 6423/2013, Dated: 29/12/2023, Value Rs. 21,00,000.00 3. Part Occupancy Certificate No: CCMVO/PO/2023/APL/00001, Dated: 26/10/2023 4. Old Valuation Report by Sanjay Oswal, Dated: 14/12/2023, Value Rs. 23,25,000.00 5. Agreement to Sale No: 6034/2023, Dated: 11/12/2023, Value Rs. 21,00,000.00 6. RERA Registration Certificate Dated: 01/07/2020 7. Plinth Construction Permission Dated: 22/11/2017 8. Sanction Layout No: BANDH/1210/2017, Dated: 26/09/2017 9. Sanction Plan No: CCMVO/RB/2023/APL/00011, Dated: 25/07/2023		
4.	Name of owner(s) & his/ their address (es) with phone no. (details of shares of each owner in case of joint ownership)		**MRS. VIDYA HANUMANT CHORAGE** (Sole Ownership)
5.	Brief Description of Property		
	The said properties are on the name of **MRS. VIDYA HANUMANT CHORAGE,** As Per Documents. All Civics Service like Road, Water Supply, Drainage, Electricity, Telephone line is Made Available at Site. This is A Residential Property Situated At. Prestige Point, Agashivnagar, Karad – Dhebewadi Road, At post Malkapur, Tal. Karad, Dist. Satara.		
6.	Location of Property		
	i)	Plot No. / Survey No.	Gat No: 192/1/2/7/8/9/13 (Old Gat No: 192/1+2+7+8+9/13),
	ii)	FLAT No.	Fifth Floor Flat No: 34
	a)	TS No. / Village	Malkapur
	iii)	Ward / Taluka	Karad
	iv)	Mandal / District	Satara
	v)	Date of Issue and Validity of Layout of Approved map / Plan	Sanction Plan
	vi)	Approved map/plan issuing authority	Approved by Malkapur Municipal Council

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	vii)	Whether genuineness or authenticity of approved map/plan is verified	Yes	
	viii)	Any other comments by our empanelled Valuers on authorities of approved plan	None	
7.	Postal address of property		The Property Situated At. Prestige Point, Agashivnagar, Karad – Dhebewadi Road, At post Malkapur, Tal. Karad, Dist. Satara.	
8.	City / Town		Town	
	Residential Area		Yes (Residential 1BHK Flat)	
	Commercial Area		No	
	Industrial Area		No	
9.	Classification of Area i) High / Middle / Poor ii) Urban / Semi Urban/ Rural		i) Middle Class ii) Semi-Urban	
10.	Coming under Corporation Limit / Village Panchayat / Municipality		Falls Under Malkapur Municipal Council Limits	
11.	Whether covered under any State / Central Govt. enactments (eg. Urban land ceiling act) or notified under agency area / scheduled area / containment area)		N.A.	
12.	Boundaries of Property		**AS PER DOCUMENTS**	**AS PER SITE**
	North		Side Margin & Bungalow	Open to sky
	South		Flat No: 35	Duct & flat no. 35
	East		Flat No: 33	Common passage & Flat no. 33
	West		Side Margin & Road	Open to sky
	Dimensions of the site		**AS PER DOCUMENTS**	**AS PER SITE**
14.	North		As per Site	As per Site
	South		As per Site	As per Site
	East		As per Site	As per Site
	West		As per Site	As per Site

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	Extent of the Site	Carpet Area of Flat: 45.93 Sq m. **SELLABLE AREA OF FLAT: 59.71 SQ M.**
	Latitude, Longitude	17.261349, 74.167369
15.	Extent of the Site considered for Valuation (least of 13 A & 13 B)	**SELLABLE AREA OF FLAT: 59.71 SQ M.**
16.	Whether occupied by owner / tenant? If occupied by tenant, how long? Rent received per month	Owner occupied since 2023
II	**APARTMENT BUILDING**	
	Description	
1.	Nature of apartment	Residential Apartment
2.	Location	The Property Situated At. Prestige Point, Agashivnagar, On Karad – Dhebewadi Road, At post Malkapur, Tal. Karad, Dist. Satara. 415539
	TS No.	Gat No: 192/1/2/7/8/9/13 (Old Gat No: 192/1+2+7+8+9/13),
	Block No.	Fifth Floor Flat No: 34
	Ward No.	----------
	Village / Municipality / Corporation	Malkapur Municipal Council
	Door No., Street or road (Pin Code)	Malkapur, Tal. Karad, Dist. Satara
3.	Description of locality Residential / Commercial/ Mixed	Residential & Commercial
4.	Year of construction	Year of Commencement: 2023 Year of Completion: 2023
5.	Number of floors	Ground + 4 Floors
6.	Type of structure	R.C.C. Frame Structure
7.	Number of dwelling units in the building	36 Flats in Building
8.	Quality of construction	Normal
9.	Appearance of building	Normal

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10.	Maintenance of the building	Maintained
11.	Facilities available	
	Lift	Available
	Protected water supply	Available municipal council
	Underground sewerage	Available municipal council
	Car parking – open / covered	Covered Parking is Available.
	Is compound wall existing?	Available for Building
	Is pavement laid around the building?	Available for Parking Areas.
III	**FLAT**	
1.	The floor on which the FLAT is situated	Fifth Floor
2.	Door No. of the FLAT	Fifth Floor Flat No: 34
3.	Specification of the FLAT	
	Roof	R.C.C. Slab with weather proof course
	Flooring	*Vitrified Flooring with skirting*
	Doors	Wooden Framed Flush Doors
	Windows	Aluminium sliding windows
	Fittings	Concealed fitting with ordinary quality
	Finishing	Oil bond paint
4.	House tax	Not Provided
	Assessment no.	
	Tax paid in the name of	
	Tax amount	
5.	*Electricity service connection no.*	*Not Provided*
	Meter card is in the name of	
6.	How is the maintenance of the FLAT	Maintained
7.	Sale Deed is executed in the name of	**MRS. VIDYA HANUMANT CHORAGE**
8.	What is the undivided area of land as per sale deed?	Refer Deed of Declaration

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9.	What is the plinth area of FLAT?	Sellable Area of Flat: 59.71 Sq m.
10.	What is the floor space index (app.)?	Refer the plan
11.	What is the carpet area of FLAT?	Carpet Area of Flat: 45.93 Sq m.
12.	Is it Posh/ I Class/ Medium/ Ordinary?	Medium Class
13.	Is it used for Residential or Commercial purpose?	Residential Purpose
14.	Is it owner occupied or let-out?	Owner occupied
15.	If rented, what is the monthly rent?	If Rented Rs. 6000 – 8000 per month

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

A) CERTIFICATE OF GENUINENESS OF RATE:

a)	--------. of undivided share of land @ Rs.	=	NON APPLICABLE
b)	-------- of building construction @	=	NON APPLICABLE
c)	Total value of Completion	=	NON APPLICABLE
d)	Composite rate	=	AS UNDER

It is hereby certified that the composite rate is genuine for the specification and location

B) STAGE VALUE

a) Actual works completed: 100 %

b) Percentage of works completed: 100%

c) VALUATION DETAILS

Present stage valuation of FLAT:

1. Undivided share of land: Referred Deed of Declaration
2. Stage value of building: 100 % work completed
3. Total stage value of FLAT as on date: 100 % work Completed

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PART C – VALUATION OF EXISTING FLAT

IV	**MARKETABILITY**	
1.	How is marketability?	Good
2.	What are the factors favouring for an extra potential value?	In a market place
3.	Any negative factors are observed which affect the market value in general?	None
V	**RATE**	
1.	After analysing the comparable sale instances, what is the composite rate for a similar Office with same specifications in adjoining locality?	The rate achieved as per verbal discussion are from Rs. 32500 / Sq m. to Rs. 37500 / Sq m.
2.	Assuming it is a new construction, what is the adopted basic composite of the Office under 27071valuation after comparing with the specifications & other factors with the Office under consideration (give details)	Rate Adopted for Flat Rs. 35000 / Sq m.
3.	Break – up for the rate	
	i) *Building + services*	Composite Rate Method Rs. 35000.00
	ii) Land + others	
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Govt. Rate of Flat: Rs. 29360 / Sq m Govt. Value of Flat: Rs. 29360 / Sq m X 59.71 = Rs. 17,53,085.00, **SAY RS. 17,55,000.00**
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate	Rs. 16000.00
	Replacement cost of the Office after service (V)3) I)	N.A.
	Age of the building	02 Years Old
	Life of the building estimated	73 Years in Normal Condition
	Depreciation percentage assuming the salvage value of 10%	Considered in Rate
	Depreciated ratio of the building	Non Applicable
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	N.A.
	Rate for land & other V (3) ii	N.A.
	Total composite rate	Rate Adopted for Flat Rs. 35000 / Sq m.

Specification of construction (floor – wise) in respect of

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Sr	Description	FLAT
1.	Foundation	R.C.C. Column And Footing
2.	Basement	N.A.
3.	Superstructure	B.B. Masonry
4.	Joiner / Doors & Windows	Wooden Framed Flush Doors with Aluminium Sliding Windows
5.	RCC Works	RCC Framed Structure
6.	Plastering	Internal neeru finish, external sand face plaster
7.	Flooring, skirting, dadoing	Vitrified flooring with skirting
8.	Special finish as marble, granite, wooden panelling, grills, etc.	As per site
9.	Roofing including weather proof course	R.C.C. Slab with weather proof course
10.	Drainage	Connect to Drainage
2.	**Compound wall**	Available for Building
	Height	5.0 Ft Height
	Length	As per site
	Type of construction	BB Masonry
3.	**Electrical installation**	
	Type of wiring	Concealed
	Class of Fittings (*superior / ordinary / poor*)	*Ordinary*
	Number of light points	As per site
	Fan points	As per site
	Spare plug points	As per site
	Any other points	As per site
4.	Plumbing installation	
	a) No. Of water closets & their types	As per site
	b) No. Of wash basins	As per site
	c) No. Of urinals	As per site
	d) No. Of bath tubs	As per site
	e) Water meters, tape, etc.	As per site
	f) Any other fixtures	As per site

(A) VALUE OF FLAT

Sr. No.	Particulars of items	Area of FLAT Sq m	Age of building	Composite Rate of FLATRs.	Depreciation	Estimated Present Value Rs.
1.	Sellable Area of Flat	59.71 Sqm	02 Years Old	Rs. 35000 / Sq m.	Considered in Rate	20,89,850.00
					Total Value	**20,89,850.00**

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Part – B (Extra Items)

1	Furniture & Fixtures only For Kitchen Trolley& Rack	:	------ Non Applicable ------
2	Ornamental front door	:	------ Non Applicable ------
3	Sit out / Verandah with steel grills		------ Non Applicable ------
4	Overhead water tank	:	------ Non Applicable ------
5	Extra steel / collapsible gates	:	------ Non Applicable ------
	TOTAL	:	------ Non Applicable ------

Part – C (Amenities)

1	Furniture Fixture like Wardrobes , Bed, Kitchen Equipment, etc	:	------ Non Applicable ------
2	Glazed tiles for Bathrooms,	:	------ Non Applicable ------
3	Extra sinks and bath tub	:	------ Non Applicable ------
4	Marble / ceramic tiles flooring	:	------ Non Applicable ------
5	Interior decorations	:	------ Non Applicable ------
6	Architectural Elevation works	:	------ Non Applicable ------
7	Panelling works	:	------ Non Applicable ------
8	Aluminium works	:	------ Non Applicable ------
9	Aluminium hand rails	:	------ Non Applicable ------
10	False Ceiling	:	------ Non Applicable ------
	TOTAL		------ Non Applicable ------

Part – D (Miscellaneous)

1	Separate toilet room	:	Yes, Available
2	Separate lumber room	:	------ Non Applicable ------
3	Separate water tank / sump	:	Yes, Available
4	Trees, gardening	:	------ Non Applicable ------
	Total	:	------ Non Applicable ------

Part – E (Services)

1	Water supply arrangements	:	Value of Services, Parking Lum Sum Rs. 25,000.00
2	Drainage arrangements	:	
3	Compound wall with Entrance Gate , Pavement With All Services	:	
4	Parking Space	:	
5	Services like common Lift, staircase etc.	:	
	Total	:	

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Total Abstract of the Entire Property

Part – A	FLAT	:	Rs. 20,89,850.00
Part – B	Extra items	:	N. A.
Part – C	Amenities	:	N.A.
Part – D	Miscellaneous	:	N.A.
Part – E	Services	:	RS. 25,000.00
	Total	:	Rs. 21,14,850.00
		:	SAY RS. 21,15,000.00

REALISABLE SALE VALUE : -

To define the net realizable value in a proper way, it can be stated as the value of an asset which can be realized by a business entity or company upon the sale of asset, minus a logical prediction of the costs associated with either the ultimate sale or the disposal of the asset in question, anticipated value property **SAY RS. 19,04,000.00**

DISTRESS SALE VALUE : -

Experience shown that Generally in forced or Distress sale condition the value fetched are @ 10 to 40% (Or more) below the Market value. In our opinion considering the characteristics of the property 20 % will be appropriated, Anticipated Value Property **SAY RS. 16,92,000.00**

The undersigned has inspected the property detailed in the valuation report dated.....

On ..... We are satisfied that the fair & reasonable market value of the

property is Rs..... (Rs. ..... only).

Signature
(Name of Branch Manager with Official Seal)

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ASSUMPTION, & LIMITING CONDITIONS, & RECOMMENDATION

1) The Title Clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the Bank authorities.
2) This report is based on the documents produced for the perusal of the valuation report.
3) This report will hold well only if the title of the property is clear, marketable & free from all encumbrances we are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances
4) All original documents in original should be verified by the concerned Authorities. The ascertaining liability towards Society or Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there exists any liability on the property & deduct the same from the present Fair Market Value of the property.
5) This valuation report is valid provided the bank has followed the guidelines regarding documentation and also the post sanction parameters laid down by the bank in respect of advances scrupulously. This valuation report is valid provided there is no faulty documentation and there are no lapses in post sanction parameters in respect of advances.
6) Price is a fact and a value is an estimate of what the price ought to be. Value given above is for a given time, place and under specified market conditions, subject to circumstances of the case and for the purpose for which valuation is required.
7)This report does not certify of confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
8) Actual area measurements are not provided, the areas are considered as per documents provided valuation will differs if the actual measurements differs
9)It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. Longani H H /LBM Valuers and Engineers assumes no responsibility for changes in such external conditions.

Confidentiality: The report is confidential to the client for specific purpose to which it relates The client shall not disclose the report to any other person. This report is the intellectual property of the Valuer and should not be Xeroxed unless a written permission is taken from the Valuer.

Conclusion: This is to conclude that on inspection of the property and on perusal of site conditions, the particulars provided by assesses etc. and on subsequent reasonable rate analysis and fair market value appraisal, it is our opinion that the value of the property as on date in aforesaid conditions would be **Rs. 21,15,000.00,** Hence we conclude that fair market value of the above said asset as on date in aforesaid conditions would be **Rs. 21,15,000.00 [Rs. Twenty-One Lakh Fifteen Thousand Only.]**

When the asset is sold through the auction, the realizable value will invariably be less than true market value since realizable value depends on varied factors such as type of asset, demand prevailing site conditions and circumstances, mode of payment and transaction, general depression, negative sentiments etc. with this in view and considering the present market condition and based on our Knowledge, Information, experience and belief, we are opinion that the realizable and forced sale value (Distress value) of the above property will be about 90% of the present market value & 80% of the present market value respectively.



ANNEXURE-22

FORMAT-A

I/We hereby declare that:

1) Our representative Mr. Akshay Gandhi, Physically inspected the property.

2) We have no direct/indirect interest in the property valued Except the valuation charges.

3)Report is prepared based on the information furnished to us or documents submitted or shown to us.

4) Value varies with the purpose. This report is not to be referred if the purpose is different other than mentioned in

5) If the property is offered as collateral security, the concerned financial Institution is request to verify the extent of property shown in this valuation Report with respect to the latest legal opinion and re-identify the property.

6)This report does not certify of confirm any ownership or title of the property that has been valued. the Ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.

7) The certificate is issued without prejudice and for the use of / consideration of for the applicant. The value is restricted to the date inspected.

8) The Valuer is not liable for any claim or damage/cost/consequence whatsoever.

9) This Report stresses on the value of the property and not on the legal context or area measurement of the property. However every care is exercised to take area accurately.

10) This report is as per factual position & information given to me. The contents of this report are for technical valuation and should not be read in any legal context.

11) This valuation report stands valid subject to the valuation fee as par the norms received by the undersigned valuer otherwise it stand void abintio.

12)If ever Indemnity bond or service provider agreement is signed by I/we, it is not applicable for the above said report.

13)The client is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.

14) The report is validated with the signature of associate valuer otherwise donot accept it.

15)The services provided by Longani H H /LBM Valuers and Engineers to the Client will be limited to their use. The Report should not be used for any other purpose.

16).The valuation report is authentic and valued and valid as on date with the signature of both the Valuer, includes associate Valuer

17) The verification of demarcation or the property comes under sarfaesi act is to be the verified by the Said authority.

18)The report will reflect matters, as they currently exist. Changes may materially affect the information contained in the Report.

19)We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property

20) Xerox copies were provided for the persual for the valuation and it has been returned back to the said above client along with the valuation report.So please validate the valuation report with the original documents



Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	The Said Property is a Residential Property
2	Purpose of valuation and appointing authority	For NPA Recovery Purpose
3	Identity of the valuer and any other experts involved in the valuation	Govt. Approved Valuer
4	Disclosure of valuer interest or conflict, if any	No
5	Date of Appointment, Valuation Date and date of report	Inspection Date. 03.12.2025 Date of Report. 04.12.2025
6	Inspections and / or Investigations Undertaken	Yes
7	nature and sources of the information used or relied upon	Valid Documentary Proof
8	procedures adopted in carrying out the valuation and valuation standards followed;	Indian Valuation Method Comparable Sale method
9	restrictions on use of the report, if any	For Canara Bank Only
10	major factors that were taken into account during the valuation	Location, Demands of Real Estate, Economic Outlook etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	The Valuation Report Made on the Basis of the documents provided for perusal. The enquiries for rates is been done online as well as on the local level.

Date: 04.12.2025

Place: Ahilyanagar.

HARBANSLAL HARIKISAN LONGANI

Digitally signed by HARBANSLAL HARIKISAN LONGANI
Date: 2025.12.17 16:13:50 +05'30'

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Rate Analysis of the value of the property: -

Sr. No.	Particulars	Rate per Sq. mt.
1	As per Govt. Guideline Rate	Rs. 29360 / Sq m.
2	Rate Adopted for Valuation in this Report	Rs. 35000 / Sq m.
3	Market Trend	Attached
4	Sale Instance No: 3209/2025, Dated: 09/06/2025, Value Rs. 18,00,000.00 (Sellable Area of Flat: 55.84 sq m.)	Rs. 32235 / sq m.
5	Sale Instance No: 6130/2025, Dated: 17/11/2025, Value Rs. 18,00,000.00 (Sellable Area of Flat: 55.84 sq m.)	Rs. 32235 / sq m.

Justification for valuation: -

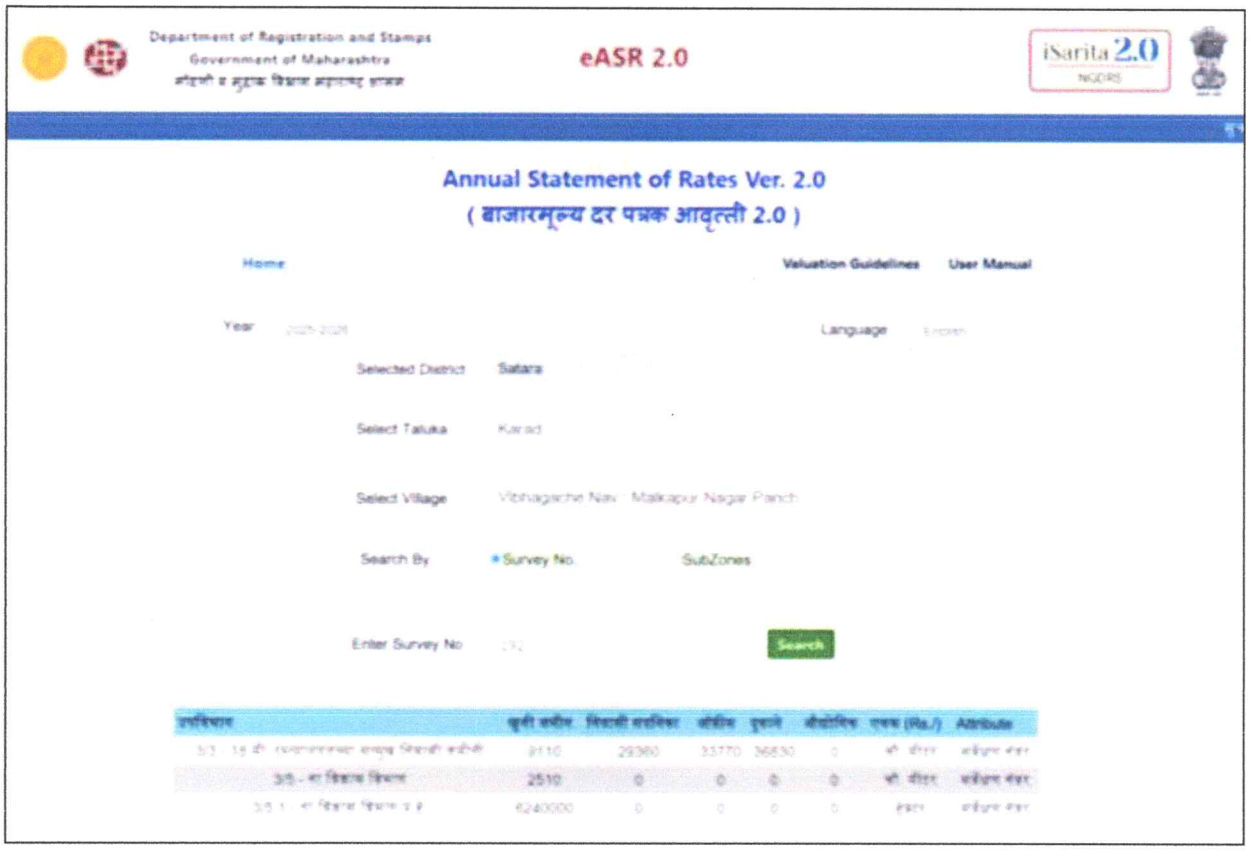
- On an average, the Government Value most probably are lower than the market value. And the most probably the sale registered to the lower side of the actual sale, since to save the sale register amount and also many buyers do not have actual accountable sale amount. Therefore actual market value differs with the govt. guideline rate and sale deed registered is to the amount of Govt. Rate.

- The Govt. Guideline rate is recorded in sub-registered and it may be noted that Govt. guideline value are for stamp duty purpose, they are generally constant along a particular road, i.e, it doesn't take into account the advantage of particular property vis-a vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why valuation differs.

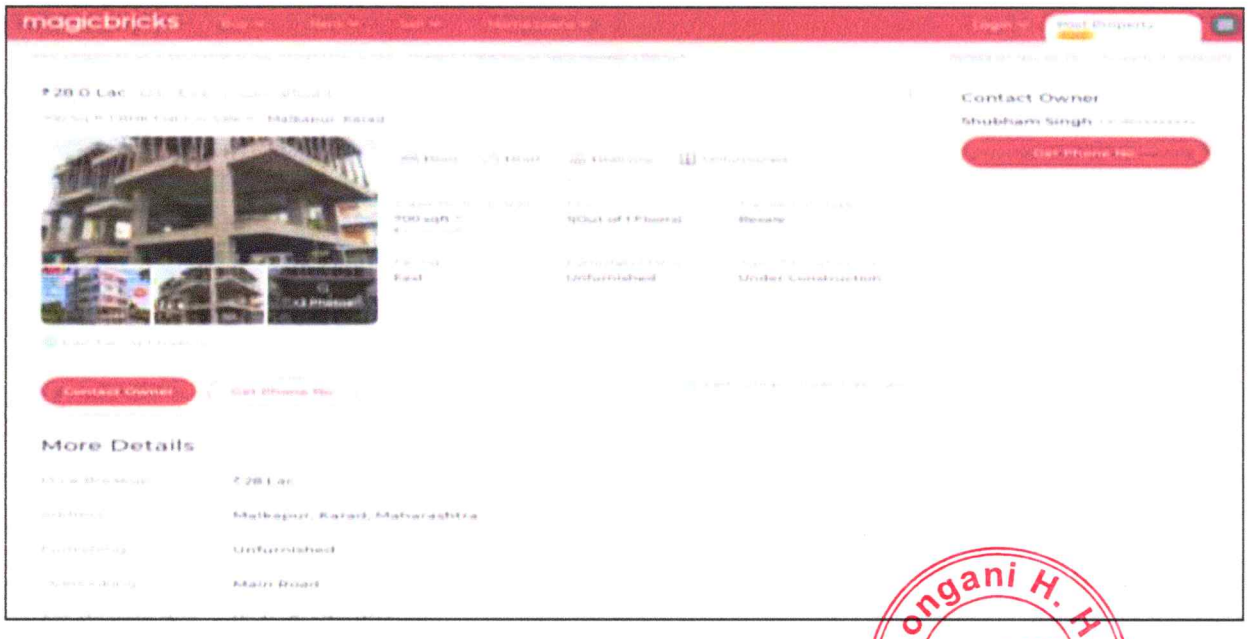
- Valuation is a opinion, we have compare with internet site and local enquiry and we have come to the conclusion of the above value. Actually as per comparison for the rates near by the location of above property for the comparison with internet site such as magic brick.com, 99acre.com or any other real estate site, available for comparison, Therefore the above rates, value is consider with our experience and judgment.. Then valuation may vary more or less with the comparison available Hope, so our opinion is satisfactory to you. It is advisable for the lender or the party to go through the contents of the report and if any discrepancy, any query or clarification regarding our valuation then clear the same within 15 days from the date of report otherwise we are not responsible for any change in contents later.



Govt. Guideline Rate:



Market Trend: -



Longani H. H.
CAT-I-722/06-7
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GOVT. APPROVED VALUER

Sale Instance No. 01

320923 04-12-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	**सूची क्र.2**	दुय्यम निबंधक : सह दु.नि.कराड 2 दस्त क्रमांक : 3209/2025 नोंदणी : Regn:63m

गावाचे नाव : मलकापूर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	1800000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:सातारइतर वर्णन :, इतर माहिती: मौजे मलकापूर नगरपरिषद हद्दीतील मिळकत याचा भूमापन क.192/1/2/7/8/9/13(पुर्वीचा हस्तलिखीत प्रमाणे भूमापन क 192/1+2+7+8+9+13)याचे क्षेत्र 00 हे.22 आर ही मिळकत यामधील मलकापूर नगरपरिषद याचेकडील आदेश जावक क्र. मनप/ ई.बा/1690/2017 चे दि.22/11/2017 रोजीचे बांधकाम परवानगी नुसार बांधलेली प्रेस्टीज पॉईंट या स्कीममधील फोर्थ फ्लोअर मधील रहिवासी सदनिका नं.25 याचा कारपेट एरिया 42.96 चौ.मी.(462. 29 चौ.फूट).ही सदनिका मिळकत((Survey Number : 192/1/2/7/8/9/13 ;))
(5) क्षेत्रफळ	42.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जी एस.लॅण्डमार्कस भागीदारी संस्था तर्फे भागीदार सागर दिलकर चव्हाण वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.गणेश कॉलनी सदरबझार सातारा., महाराष्ट्र, सातारा. पिन कोड:-415110 पॅन नं:-AARFG6555H 2): नाव:-जी.एस.लॅण्डमार्कस भागीदारी संस्था तर्फे भागीदार गणेश वसंत शिंगण वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.शुक्रवार पेठ, कराड,ता कराड जि सातारा, महाराष्ट्र, SATARA. पिन कोड:-415110 पॅन नं:-AARFG6555H 3): नाव:-सांक्षांकित देणार जी.एस.लॅण्डमार्कस भागीदारी संस्था तर्फे भागीदार गणेश वसंत शिंगण वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा.शुक्रवार पेठ, कराड,ता कराड जि सातारा, महाराष्ट्र, SATARA. पिन कोड:-415110 पॅन नं:-AARFG6555H 4): नाव:-सांक्षांकित देणार जी.एस.लॅण्डमार्कस भागीदारी संस्था तर्फे भागीदार सागर दिलकर चव्हाण वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.गणेश कॉलनी सदरबझार सातारा, महाराष्ट्र, सातारा. पिन कोड:-415110 पॅन नं:-AARFG6555H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सत्यशिला दयानंद भोसले वय:-30; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.धोंडेवाडी,ता कराड,जि.सातारा., महाराष्ट्र, सातारा. पिन कोड:-415104 पॅन नं:- 2): नाव:-बलराम बबनराव जाधव वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.रा न 405, बिल्डींग नं 29, भागिरथी सोसायटी,माणु खुर्द, ईस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AODPJ1153L
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/06/2025
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3209/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100

Longani H. H.
CAT-I-722/06-7
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GOVT. APPROVED VALUER

Sale Instance No. 02

615023 04-12-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	**सूची क्र.2**	दुय्यम निबंधक : सह दु.नि.कराड 2 दस्त क्रमांक : 6160/2025 नोंदणी : Regn.63m

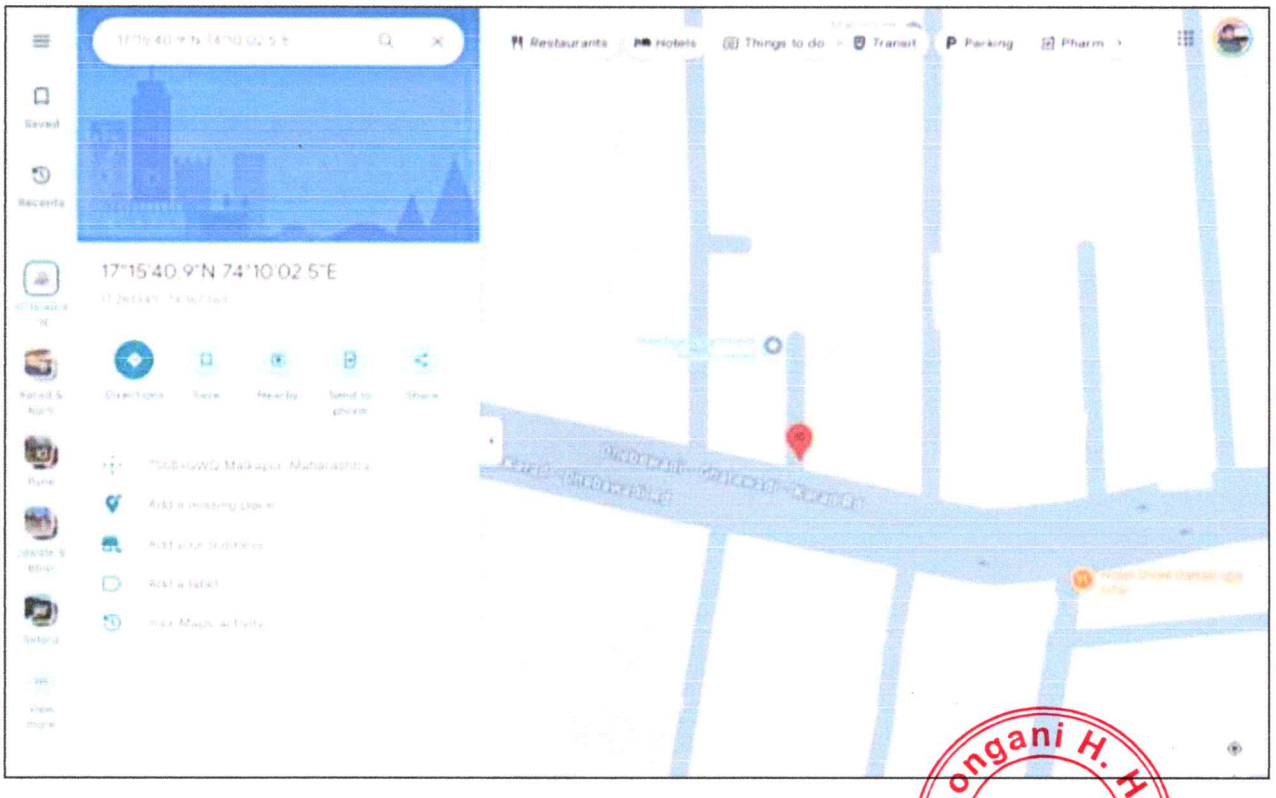
गावाचे नाव : मलकापूर

(1)विलेखाचा प्रकार	खुषखरेदीखत
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देता की पटटेदार ते नमूद करावे)	1800000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:साताराइतर वर्णन :, इतर माहिती: मौजे मलकापूर नगरपरिषद हद्दीतील मिळकत याचा भूमापन क.192/1/2/7/8/9/13 याचे क्षेत्र 00 हे. 22 आर ही मिळकत यामधील मलकापूर नगरपरिषद यांचेकडील आदेश जावक क. मनप/ई.बा/1690/2017 चे दि.22/11/2017 रोजीचे बांधकाम परवानगी नुसार बांधलेली प्रेस्टीज पॉईट या स्कीममधील फोर्थ फ्लोअर मधील रहिवासी सदनिका नं.25 याचा कारपेट एरिया 42.96 चौ.मी.(462. 29 चौ.फूट),याचा मलकापूर नगरपरिषद झोन क.1,वॉर्ड क.1,मालमत्ता क.3479,भाग क.67 ही सदनिका मिळकत((Survey Number : 192/1/2/7/8/9/13 ;))
(5) क्षेत्रफळ	42.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सत्वशिला दयानंद भासले यांचे तरफालतरचे नाव सत्वशिला बलराम जाधव वय:-30 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धाडेवाडी ता.कराड जि सातारा, महाराष्ट्र, सातारा. पिन कोड:-415104 पॅन नं:- 2): नाव:-बलराम बबुवहन जाधव वय:-40 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग ग न 405, बिल्डींग नं.30, भागिरथी सामायटी,माणु खुर्द, ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आतिश शामराव माने तर्फे मुखत्यार व स्वत: करीता मंगल शामराव माने वय:-56, पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: काळगाव, सातारा, महाराष्ट्र, सातारा. पिन कोड:-415112 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/11/2025
(10)दस्त नोंदणी केल्याचा दिनांक	17/11/2025
(11)अनुक्रमांक,खंड व पृष्ठ	6160/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

Longani H. H.
CAT-I-722/06-7
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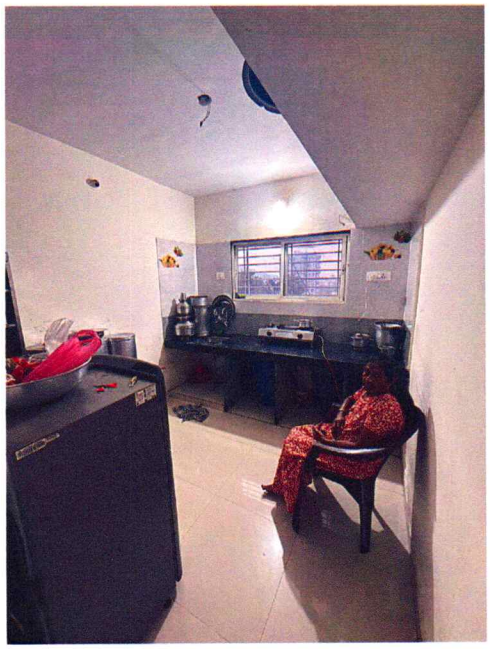
Map:





Longani H. H.
CAT-I-722/06-7
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L.C.S. H.H.
CA 06-7
B.E.,S.L.A.,FIV
M.I.C.A.
GOVT. APPROVED VALUER